



# TOWN OF BOYLSTON

OFFICE OF THE ASSESSORS  
221 MAIN STREET  
BOYLSTON, MA 01505-1930  
TEL: 508-869-6543

## PUBLIC DISCLOSURE OF TAX VALUATION


The Boylston Board of Assessors (BOA) has been conducting a town-wide property revaluation as required every 5 years by Massachusetts Law. This update of values ensures that all property is assessed at full and fair market value as of January 1, 2021. The BOA has received preliminary certification by the Massachusetts Department of Revenue on September 13, 2021. The preliminary assessed values for FY22 will be available for Public Disclosure review from **Tuesday, September 14, 2021** to **Tuesday, September 21, 2021** at the Office of the Assessors in Town Hall and on the Town of Boylston's web page: <https://www.boylston-ma.gov/>.

The revaluation process requires the verification, analysis, and use of all arms-length sales from calendar year 2020. Sales from the year 2019 were used to value property when the quantity of 2020 sales were insufficient for analysis. Sales analysis by property type may cause different property types to change in value more or less than other property types. Overall, the value of the Town of Boylston increased by 11.54%. Broken out by property type we saw the following overall changes:

- Class 101 – single-family homes increased in value by 9.68%
- Class 102 – condominiums increased by 19%
- Class 111 & 112 – apartments increased by 13-14%
- The commercial class increased by 9.11%
- The industrial class increased by 10.57%

Individual parcel valuations may vary from the average class increase due to typical differences, corrections, new construction, and the effect of market trends for specific characteristics. The increased assessed valuation of an individual parcel due to higher market value is not included in the new growth formula established by Proposition 2½ used for the annual recalculation of the property tax rate, which shall remain below the levy limit set by law. To be included, the increase in assessed valuation has to result from a change in the physical condition, taxable status, or taxable unit of a property.

Contact the BOA office during the Public Disclosure period to ask questions, review, discuss and request changes in proposed values. Town Hall hours of operation are Monday – Thursday 8:00 a.m. to 2:00 p.m. and Monday Evenings 6:00 p.m. to 8:00 p.m.

  
James Martello  
Phyllis Donnelly

Board of Assessors